



## PHAP16-00031

**Date:** November 6, 2017  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Urban Lion LLC  
**Representative:** Rida Asfahani  
**Legal Description:** 5 1/2 Mills 47.5 Ft. on Texas, City of El Paso, El Paso County, Texas  
**Historic District:** Downtown  
**Location:** 115 N. Mesa Street  
**Representative District:** #8  
**Existing Zoning:** C-5/H (Commercial/Historic)  
**Year Built:** 1910  
**Historic Status:** Landmark  
**Request:** Review of a previously approved Certificate of Appropriateness for the preparation and painting of the exterior, removal of the canopies, and patching the substrate underneath the canopies with an amendment to include the installation of Blue Pearl granite cladding on the exterior storefronts and canopies  
**Application Filed:** 10/31/2017  
**45 Day Expiration:** 12/15/2017

### ITEM #1



**GENERAL INFORMATION:**

The applicant seeks approval for:

Review of a previously approved Certificate of Appropriateness for the preparation and painting of the exterior, removal of the canopies, and patching the substrate underneath the canopies with an amendment to include the installation of Blue Pearl granite cladding on the exterior storefronts and canopies

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

*The Design Guidelines for the Downtown Historic District recommend the following:*

- *The way in which materials and finishes are combined determines much of a structure's architectural character. It is important to preserve and complement the character of historic structures through proper design and maintenance.*
- *Retain existing masonry and mortar if possible. If masonry must be replaced, match old material with new material as closely as possible (size, color, texture, etc.).*
- *Retain original color and texture of masonry when possible.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The modification is that the new masonry cladding match the color of the original and be changed from a Blue Pearl granite to a red granite.

## AERIAL MAP





HISTORIC PHOTOGRAPH



## **PROPOSED RENDERING**



**APPROVED CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE  
OF  
APPROPRIATENESS  
Issued by the El Paso Historic Landmark Commission**

This is to certify that the El Paso Historic Landmark Commission at its regular meeting scheduled on December 8, 2016, *reviewed and approved plans submitted by:*

<b>Property Owner:</b>	<b>Urban Lion LLC</b>
<b>Location:</b>	<b>115 N. Mesa Street</b>
<b>Legal Description:</b>	<b>5 1/2 Mills 47.5 Ft. on Texas, City of El Paso, El Paso County, Texas</b>

**For:**

**Certificate of Appropriateness for the preparation and painting of the exterior, removal of the canopies, and patching the substrate underneath the canopies with the modifications that the removal of the canopies is approved and the facades be cleaned (as outlined in staffs' recommendations: that accurate specifications for the removal of paint, new painting, preparation of the concrete, and concrete repair be submitted prior to submission for the permits) and not repainted, but prepared for future work. The owners must come back before new work can occur, which will include a plan for the restoration of the concrete, specifications for the patching and paint and plans for the restoration of the windows.**

The Commission finds that the proposed scope of work will not adversely affect the architectural or historical significance of the Downtown Historic District, within which this site is located.

THEREFORE, appropriate building permits may be issued. All construction must conform to existing City Code requirements.

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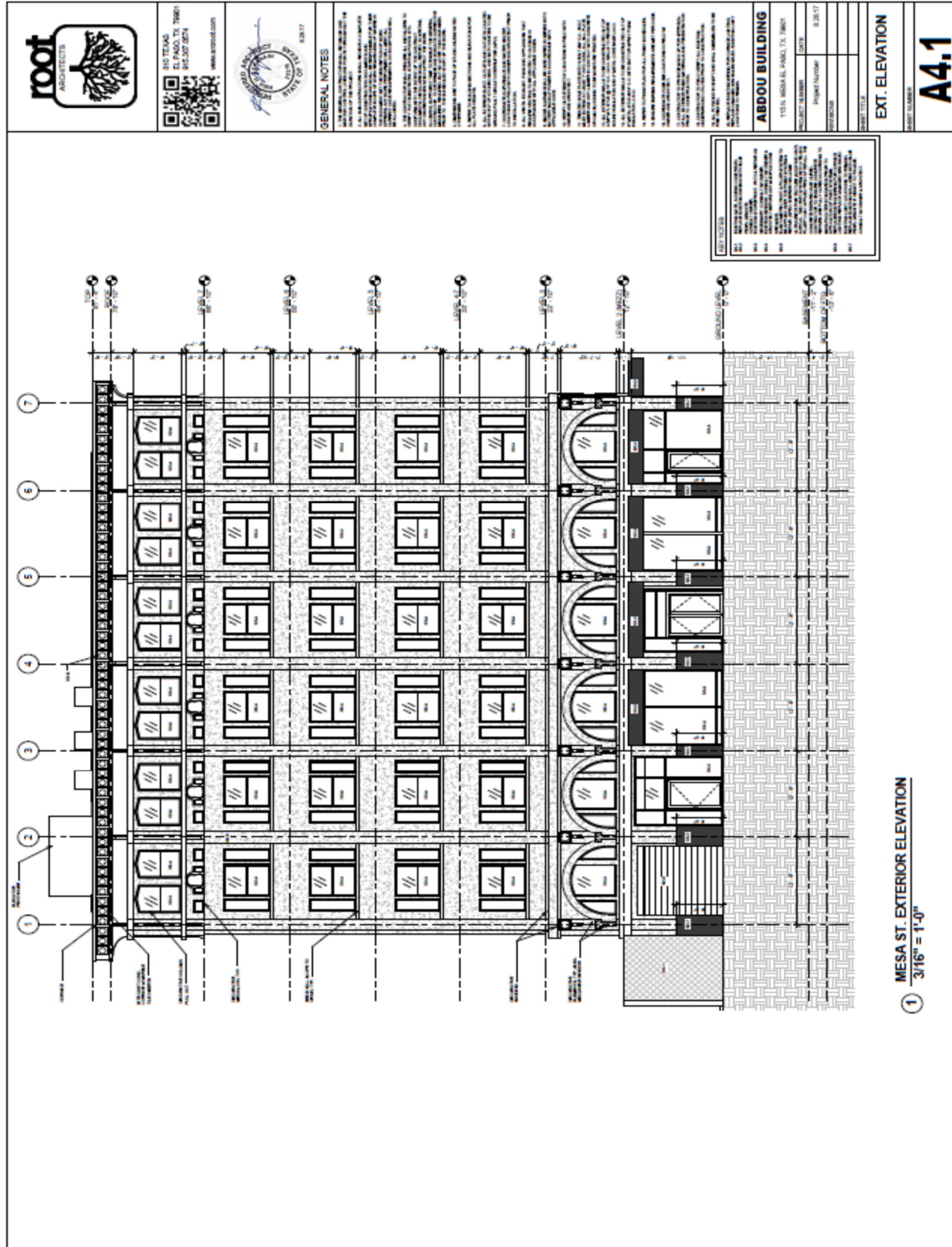
William C. Helm II, AIA, Chair  
El Paso Historic Landmark Commission

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Date



# REVISED ELEVATIONS



# REVISED ELEVATIONS

